

**CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, NOVEMBER 28, 2022**

SWEARING IN CEREMONY

Council Members Arab, Schlaff, and Semifero were sworn into office by Clerk Breyer.

Mayor Keough was sworn into office by Clerk Breyer.

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:01 PM by Mayor Keough and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Arab – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Dan Schlaff – Present
Joe Semifero – Present
Mayor Shawn Keough – Present

Student Representatives:

Bonnie Keating – Present, departing at 10:50 PM

Adam DiGregorio – Present at 7:03 PM, departing at 10:30 PM

Also attending: Justin Breyer, City Manager and City Clerk; Josh Tanghe, Assistant to the City Manager; Michelle Aniol, Community Development Manager; Megan Masson-Minock, Carlisle-Wortman Associates; Pamela Weber, Recording Secretary; residents; and media.

Attending remotely: Grace Whitney, Associate Planner; Marie Sherry, Finance Director/Treasurer/Assessor; and residents

C. APPROVAL OF THE MINUTES

1. City Council Meeting – November 14, 2022

Motion Schlaff; support Hubbard to approve the minutes of the November 14, 2022 Regular City Council Meeting.

Ayes: Schlaff, Semifero, Griffin, Arab, Hubbard, Michels, Keough

Nays: None

Motion carries

D. PRE-ARRANGED PARTICIPATION -

1. 2022 Farmers Market End of Season Presentation

Market Manager Marianne Wendt presented the Dexter Farmers Market 2022 Season Review. Highlights included:

- This was the 16th year for the Farmers Market.
- It was a great season with three new produce vendors, a mushroom vendor, new flower vendors and four meat vendors.
- There were events, lots of crafts, baked goods, jewelry and clothing vendors, and a very popular coffee vendor serving both hot and iced products.
- The Farmers Market email newsletter goes out to over 3000 recipients.
- There were multiple food assistance programs in place such as: SNAP & DUF, WIC, Senior Project Fresh and Senior Market Bucks.
- Vendor revenue was \$4,745.
- Total Attendance was 13,680.
- The Market averaged 18 vendors on Saturdays and 5 on Tuesdays.
- Lots of postings on Facebook and Instagram.
- Marianne will be attending Market Manager training. She hopes to come back with additional ideas for 2023.

E. APPROVAL OF AGENDA

Motion Arab; support Semifero to approve the agenda as presented with the following change:

- Move Consent Agenda item K.3 to New Business item M.9.

Ayes: Arab, Griffin, Hubbard, Schlaff, Semifero, Michels, Keough

Nays: None

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST - None

G. PUBLIC HEARINGS:

1. Amendments to the General Code of Ordinances – Chapters 18 – Environment, and 62 - Vegetation

Consideration of: Amendments to the General Code of Ordinances – Chapters 18 – Environment, and 62 - Vegetation

Prior to opening the Public Hearing, Mayor Keough gave a brief introduction on the topic reflecting Ms. Aniol's report in the packet beginning on page 25.

The Public Hearing opened at: 7:19 PM

Public Comment: Todd Austin 3594 Ryan Drive - Mr. Austin suggested the ordinance could reflect our changing world and include options such as finding new sources of water, looking at lawn chemicals and not requiring over maintenance of lawns. He would like City Council look at ways to move forward in a more thoughtful way rather than repeating what has come before.

The Public Hearing closed at: 7:22 PM

Motion Michels; support Griffin to adopt amendments to Chapter 18, Environment and Chapter 62 of the City of Dexter General Code of Ordinances, for the purpose of regulating the growth of lawns and noxious weeds, with the following changes:

- Page 2, section 62-50 (a), line 3, strike “or noxious or harmful vegetation”;
- Page 2, section 62-50 (a), change to: “to a greater height than eight (8) inches”;
- Page 2, section 62-50 (b), change to: “The height provisions of this Article shall not apply to public parks, properly maintained natural prairies, rain gardens or decorative grass species as defined by Washtenaw County Water Resources Commissioner.”

Motion Semifero, support Arab to amend the original motion to include the following additional changes:

- Page 3, section 62-50 (b), in the sentence that begins “NOTICE IS HEREBY GIVEN” remove the second “at least”;
- Page 2, section 62-51 (a), strike “but in any event, at least once a month, from May through September, and more often, as may be necessary”;
- Page 3, section 62-51 (b), change the second “tenant” to “property owner”;
- Page 4, section 62-54 (b), add a forward slash between “and or”;
- Page 4, section 62-54 (f), change to: “one hundred dollars”;
- Page 4, section 62-55 (f) change to “of one hundred (\$100.00), an amount established by Council or twenty-five (25) percent of the contractor's fee.”

Ayes: Hubbard, Michels, Arab, Semifero, Schlaff, Griffin, Keough

Nays: None

Motion carries

Vote on the original motion:

Ayes: Griffin, Semifero, Hubbard, Arab, Michels, Schlaff, Keough

Nays: None

Motion Carries

H. NON-ARRANGED PARTICIPATION – None

I. COMMUNICATIONS:

1. Upcoming Meeting List

- SPARK representatives will attend the next CAPT/DART meeting.

J. REPORTS:

1. Public Services Superintendent – Tim Stewart

Mr. Stewart provided his written two-week report as per packet. Mr. Stewart provided the following update:

- Scum beaches are part of the wastewater treatment plant clarifier;
- Question about the parking signs at the Farmers Market not being consistent (Staff will take a look);
- The retaining wall that was installed on 2nd Street needs some minor corrections;
- The well near the High School will be cleaned as part of the consent agenda item proposal;
- Christmas decorations are going up;
- New employee, Will Aronson, started today.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following update:

- The 3045 Broad Street Committee and Common Sail met to review and discuss a schedule and revised concept for the 3045 Broad Street project. Common Sail is eager to move forward with schematic design, so staff anticipates a pre-application meeting will be scheduled in the very near future. A question was asked about what the Common Sail developers have done to engage the Dexter residents. (Updates can be placed in the newsletter and on the DDA portion of the website to keep residents informed. Residents can give input to Councilmembers and City staff any time.) Ms. Aniol was thanked for including the timeline in the packet supplement.
- The Planning Commission has requested that CWA bring a proposal for preparing an amendment to the Master Plan, for the study of Second Street to include a few public engagement options.
- A Council Member indicated that there are air quality violations with Dapco Industries. Staff reported that EGLE enforces air quality regulations, not the City of Dexter.

3. Board, Commission, & Other Reports - “Bi-annual or as needed”

Washtenaw County Sheriff

- Concerns were raised about the level of detail in the Sheriff’s report. There was additional discussion about traffic stops, communication with the department and its response to City officials, and meeting the needs of Dexter. Mr. Breyer will

Speak with Lt. Hunt about the above information prior to his attendance at the January Council meeting.

4. Subcommittee Reports - None

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- MML Newly Elected Officials Training is forthcoming and available to those interested.
- City staff is currently coordinating with WRRMA's attorney, Bob Davis, to have a presentation for City Council regarding the RFP at Council's first meeting in December or the first meeting in January.
- Staff are preparing for the City office move to Broad Street.
- Staff was contacted by Chuck Colby on behalf of the Dexter Chamber and the Sun Times News regarding a desire to explore the two organizations relocating into the second floor of the PNC Bank once the City has transitioned to 3515 Broad St. They have asked if there is an option for those organizations to sublet from the City or to take over the City's lease. Staff will be making contact with PNC Bank representatives to determine if any of these options may be possibilities.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following update:

- Mr. Keough was contacted by Dave Lutton again. He and Tom Covert have additional engineering information they would like to share with Mayor Keough, Mr. Breyer, and Ms. Aniol. Mr. Keough will inform Scio Township officials.
- Goal setting meetings will begin in February.
- Mr. Keough thanked Mr. Breyer for getting Council Chambers back in order.
- A comment was made that the acoustics in the room are poor.

7. Council Member Reports - None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$269,347.75
2. Consideration of: Approval of the Washtenaw Regional Resource Management Authority (WRRMA) FY 2023 Budget
4. Consideration of: Proposal from Raymer to Perform Preventative Maintenance on High Service Pump and Well for an Amount not to Exceed \$30,000

5. Consideration of: Dexter Daze Park Use Permit Request for the Holiday Light Parade on December 10, 2022
6. Consideration of: Resolution for Recommendation of Erratic Ales Social District Permit Request to MLCC
7. Consideration of: FY 2022-23 Budget Amendments

Motion Hubbard; support Arab to approve the six remaining items on the Consent Agenda.

Ayes: Semifero, Schlaff, Griffin, Arab, Michels, Hubbard, Keough

Nays: None

Motion Carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

1. Consideration of: Continuing the Dexter Downtown Social District

Motion Hubbard; support Semifero to adopt a resolution to allow year-round operation of the Downtown Social District, in accordance with the Revised Management and Maintenance Plan, dated November 21, 2022 with the exception of the placement of additional trash receptacles.

Ayes: Michels, Schlaff, Arab, Semifero, Griffin, Hubbard, Keough

Nays: None

Motion Carries

M. NEW BUSINESS-Consideration and Discussion of:

1. Discussion/Consideration of: Resolution to Amend Organizational Matters

Mr. Keough led the discussion of new assignments to committees and removing unnecessary committees from the list. Potential assignments/discussed changes are as follows:

- Mr. Semifero offered to serve as City Council Pro-Tem, and on the 3045 Broad Street Committee, Election Commission, Utilities Committee, and alternate on the Streets Committee;
- Ms. Griffin for Dexter Daze;
- Ms. Hubbard for Huron River Watershed Council/Stormwater;
- Ms. Aniol as the staff alternate for SPARK Public Sector Committee;
- Mr. Schlaff for Street/Sidewalk/Alley Committee;
- City staff to serve on WAVE;
- Ms. Arab as a possible replacement for Mr. Michels on DAFD;
- Remove Website Committee;
- Remove Economic Preparedness;

Mr. Keough will formalize the list and present it at the next Council meeting.

2. Discussion/Consideration of: City Council Rules

Motion Michels; support Griffin to re-adopt the City Council Rules listed in the packet and postpone further discussion until the next meeting.

Discussion included:

- Have Council Member(s) come in prior to Council meetings to speak personally with CC members.
- Preparation of material - procedural
- Proposed agenda items, do these as a motion and a second then place on a future agenda
- Non-Arranged Participation should precede Approval of Agenda
- Communication: Strike out council member reports as that can be part of council comments
- Make minutes have the bare minimum, no details
- Change abstain to absent
- Would like to have larger discussion about this
- Will not vote on this tonight. Send additional comments to Mr. Breyer
- The 60-day period and whether or not City Council Rules apply to the newly elected Council

Motion Michels; support Semifero to table this item until after New Business item M-9.

Ayes: Schlaff, Michels, Griffin, Arab, Hubbard, Semifero, Keough

Nays: None

Motion carries

3. Consideration of: Proposal from OHM Advisors for Traffic Study of Meadowview/ Dexter-Ann Arbor for an Amount not to Exceed \$9,000

Motion Hubbard; support Semifero to approve the proposal from OHM Advisors for a traffic study of the Meadowview/Dexter-Ann Arbor intersection for an amount not to exceed \$9,000.

Ayes: Arab, Hubbard, Schlaff, Michels, Semifero, Keough

Nays: Griffin

Motion Carries

4. Discussion of: Public Safety Facilities Next Steps & Bonding Process

Mr. Breyer introduced the topic with an overview of the bonding process as listed in the packet.

Discussion Included:

- Deadlines associated with the bonding process and the collection of millage dollars.
- Setting a work session to meet with Partners in Architecture regarding the project

- How long the design period will take, using the two prototypes and how long it will take to break ground, assuming the project will follow a traditional design, bid, build process;

5. Discussion of: Zoning Ordinance Update & Subdivision Ordinance Update

Ms. Aniol introduced the Zoning Ordinance update discussion and Ms. Masson-Minock presented a PowerPoint as per the packet.

Discussion included:

- Explanation of the change in garage location parameters;
- Clarification of residential uses in the Central Business District;
- Whether or not Planning Commission should continue to have final authority for decisions regarding the required number of parking spaces for businesses in the CBD or whether it should reside with City Council.
- Sub-division cul-de-sac parameters and the impact on pedestrian and vehicular traffic.

6. Discussion of: Bicentennial Committee

Mr. Breyer introduced the topic and informed Council the Bicentennial group has operated as a subcommittee of ACH without Council formally appointing members or staff support. Ms. Cheryl Willoughby and Mr. Richard Bellas attended tonight's meeting and requested guidance on moving forward.

Discussion Included:

- The need for funding and volunteers for the celebration.
- The Arts, Culture, and Heritage Committee's vision for the celebration.
- How to partner with the City structurally (to increase communication) and for funding.
- Ballpark cost projection: \$35,000, similar to the Paint Dexter Plein Air Festival.
- Meeting schedule and on-going communication to City Council (Ms. Arab volunteered to be the liaison).
- Are fundraising activities like selling t-shirts and hats allowed?
- Recommended celebration dates: June 20th - 23rd.
- Possible funding sources: the DDA and Chamber of Commerce

Motion Arab; support Semifero to amend the agenda to move New Business item M.8. to before New Business item M.7.

Ayes: Arab, Hubbard, Semifero, Griffin, Michels, Schlaff, Keough

Nays: None

Motion Carries

8. Consideration of: Waiving Donation Requirements for Fido Fountain Donation

Motion Semifero; support Schlaff to waive the \$10,000 requirement in the City's Donation Policy to allow for a plaque to be affixed to the Fido Fountain Donation.

Ayes: Griffin, Semifero, Schlaff, Michels, Arab, Hubbard, Keough

Nays: None

Motion Carries

7. Discussion of: Sheriff Contract Renewal

Mr. Breyer introduced the topic of a contract renewal with the Washtenaw County Sheriff's Office. He indicated that the current contract is set to expire at the end of the year and that new rates have been proposed for the next four years.

Discussion included:

- The need for updates to the contract to reflect City vs. Village.
- Complaints from residents.
- The City has no control over how the department responds to us.
- "Out of Area" time is consistently out of balance.
- Increasing the rate of tickets being issued.
- Use of the radar sign more frequently.
- The idea of having a City police force versus continuing to utilize the County Sheriff's Office.
- Communicating concerns with Lt. Hunt prior to his attendance at the January CC meeting and prior to the renewal being on Council agenda for consideration.

9. Consideration of: Resolution to Appoint a Delegate and Alternate to the Washtenaw Regional Resource Management Authority (WRRMA) Board

Motion Michels; support Griffin to Appoint a Delegate and Alternate to the Washtenaw Regional Resource Management Authority (WRRMA) Board with the following changes to the document on pages 69-70 of the packet:

- In the first sentence on page 69, remove the first "on" and replace X:XX with 7:00.
- In the sentence on page 70, replace "on the 8th day of November, 2021" with "on the 28th day of November, 2022"

Ayes: Semifero, Hubbard, Michels, Schlaff, Arab, Griffin, Keough

Nays: None

Motion Carries

2. Discussion/Consideration of: City Council Rules

Motion Michels; support Griffin to re-adopt the City Council Rules listed in the packet and postpone further discussion until the next meeting.

Ayes: Semifero, Michels, Arab, Griffin, Schlaff, Keough

Nays: Hubbard

Motion Carries

N. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Michels: While it's nice to look back at the year 2000 and 2003, we have moved on and we should always strive to be better. I hope there are no more personal attacks or character attacks going forward.

Griffin: The leading pedestrian intervals referenced by Todd Austin may be helpful at other crossings. I have experienced the timing change at Baker and Main. I can check on the others. Also, it might be helpful when the agenda is put together, to organize the topics according to anticipated length of discussion so as not to hold up the shorter topics.

Arab: Interesting meeting covering all of the topics. Incident reports are public, but you have to be purposeful to go look at them. The Sheriff's report to this body should have a different note to it and I am happy to discuss that when Lt. Hunt is present. The ACH and bicentennial group have put in great efforts thus far. It will be a fantastic bicentennial.

Hubbard: Same thought as Jamie on the agenda. We could work together to do that ahead of the start of the meeting. I want to know if this the longest meeting ever.

Schlaff: None

Semifero: I apologize, I went off the deep end. I have some stamina to build up, I have some things to work on, some procedures to learn and I will get better. Looking forward to that and to eliminating some of the things that contributed to that.

Keough: I voted yes because I was tired of talking about the Council Rules. They are not meant to be a crutch. I believe they carry over and do not expire. I am looking forward to moving on and looking at other deeper topics.

DiGregorio: Absent

Keating: Absent

O. NON-ARRANGED PARTICIPATION

Todd Austin, 3594 Ryan Drive - The school crosswalk intersections on Dexter Ann-Arbor and Dan Hoey Roads are dangerous.

Pam Weber, 262 Victoria Drive - Planning Commission has determined the number of waived parking spaces for the Mill Creek Brewery project. It is now up to Council to set the In-Lieu Of cost per space for the parking spaces not waived. Doing so could have eliminated tonight's lengthy discussion about changing the zoning ordinance to remove decision making

authority from Planning Commission and giving it to City Council. Also, very disappointed about the behavior of some Council Members this evening.

P. ADJOURNMENT

Motion Hubbard: support Arab to adjourn the meeting at 12:36 AM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____